

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

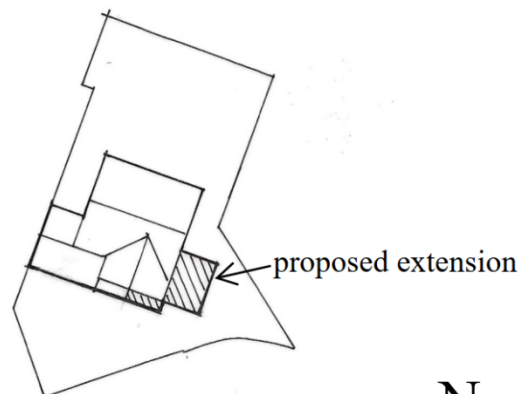
APPLICATION REFERENCE:	PL/2026/01641
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	18 Lime Klin Way, Harnham, Salisbury, SP2 8RN
DEVELOPMENT DESCRIPTION:	Single storey side extension and bay window to front.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single-storey side extension on the east-facing elevation of the dwelling, incorporating a half-pitched roof, to provide an enlarged ground-floor family room. In addition, it is proposed to replace the existing three-panel window serving the family room on the south-facing principal front elevation with a bay window, which would project forward to align with the adjacent window serving the sitting room. The existing sloping ground-floor roof would be extended to cover the proposed bay window, resulting in a continuous roof form across the front elevation.

SITE DESCRIPTION/CONTEXT

The application site is a detached dwelling situated within an established residential estate in the East Harnham area of the City of Salisbury. The site lies within the Principal Settlement of Salisbury, as identified by Core Policies 1, 2 and 20 of the Wiltshire Core Strategy.



Site Plan 1:500

PLANNING HISTORY

Proposal / Summary
18/10137/FUL - Full planning permission Decision - Approve with Conditions Date: 19/12/2018 – Convert integral garage for domestic use and construct single side garage
17/08581/FUL - Full planning permission Decision - Approve with Conditions Date: 1/11/2017 – Construction of a raised timber decking to the rear of the property (retrospective).
S/1995/0238 - Full planning permission Decision - Approve with Conditions Date: 17/12/1996 – Erection of 97 dwellings and garages, estate road, landscaping, public open space areas, and associated works (amended plans)

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 20: Salisbury Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping

Salisbury Neighbourhood Plan

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Salisbury City Council: support – with the following text received:

‘Salisbury City Council supports this application.’

REPRESENTATIONS

No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

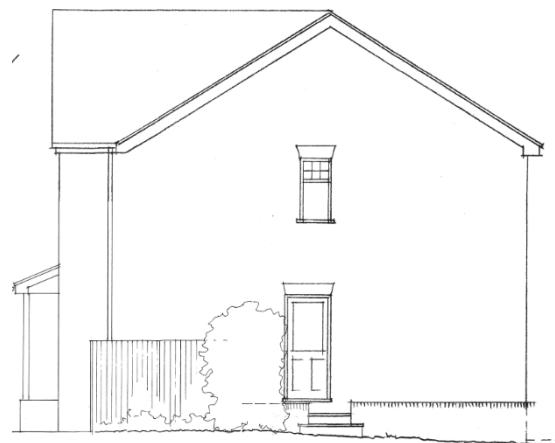
"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

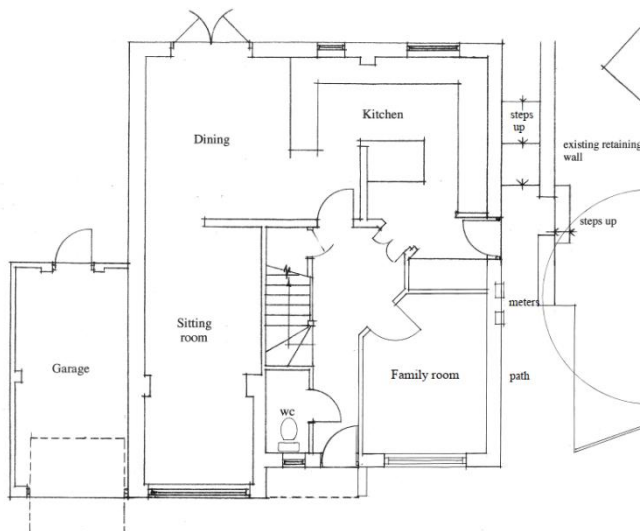
Existing



South elevation 1:50



East elevation

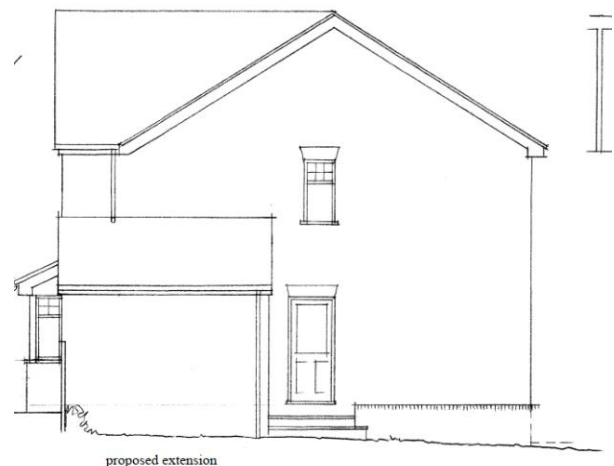


Existing Ground Floor Plan 1:50

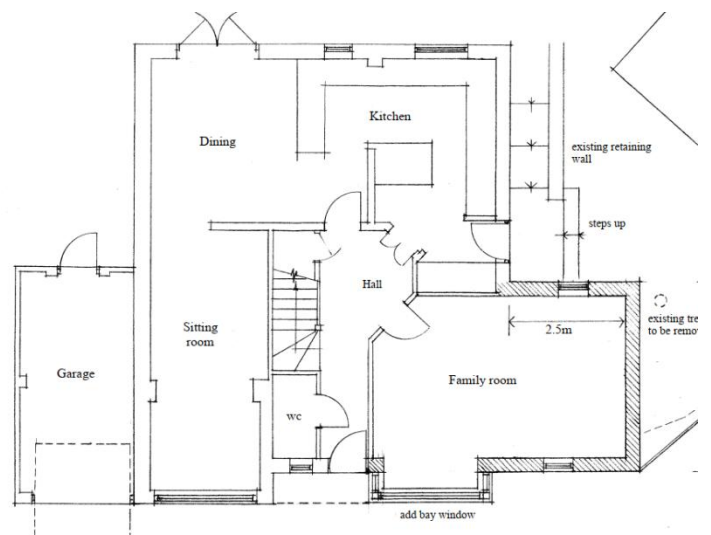
Proposed



South elevation 1:50



East elevation



Proposed Ground Floor Plan 1:50

Design and impact upon the character and context of the area

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that new development is of high design quality and responds positively to local context, character and distinctiveness.

The proposal comprises three main elements. The principal element is a modest single-storey side extension to enlarge the existing ground-floor family room. Although located on the side elevation, the extension would be visible from the south-facing principal elevation and therefore has some effect on the appearance of the dwelling. However, by reason of its single-storey form, half-pitched roof and low height relative to the host dwelling, the extension would remain clearly subordinate and would read as a proportionate addition. The extension is also set back by approximately 0.6 m from the south elevation, which further reduces its perceived massing and visual impact.

The proposed bay window would extend this section of the south elevation by approximately 0.6 m, bringing it into alignment with the adjacent sitting room window. This would result in a more balanced and cohesive appearance to the front elevation, with a recessed entrance retained. In design terms, the change would not represent a significant alteration when compared to the existing three-panel window arrangement. Bay windows are a common feature within residential developments of this era and the proposal would remain in keeping with the character of the dwelling and the wider street scene. The bay window would also increase levels of natural light to the enlarged family room.

The final element of the proposal involves extending the existing sloping ground-floor roof over the proposed bay window. This would provide a consistent roof form across the front elevation and ensure that the addition integrates satisfactorily with the existing building, without appearing visually incongruous.

The proposed materials would match those of the existing dwelling, including red brick walls, concrete roof tiles, and white uPVC windows and rainwater goods. This approach would ensure visual continuity and reinforce the subordinate nature of the extension and associated alterations.

Overall, the proposal represents a proportionate extension and alteration to the dwelling which would not fundamentally alter its built form or result in harm to the character or appearance of the area. The proposal is therefore considered to comply with the design principles of Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not result in unacceptable harm to the amenity of neighbouring occupiers. This is consistent with paragraph 135(f) of the National Planning Policy Framework, which requires planning decisions to secure a high standard of amenity for existing and future users.

The proposal has been assessed in terms of its potential impact on neighbouring residential amenity, with particular regard to loss of light, overshadowing, overbearing effects and overlooking. No third-party representations were received in respect of the application.

The application site comprises a detached dwelling and the proposed works are modest in scale. As such, the potential for amenity impacts is inherently limited. The proposed bay window and associated roof extension on the south-facing elevation would not give rise to amenity harm, given the significant separation distance to the nearest dwelling opposite and the presence of the intervening highway.

No.16 Lime Kiln Way is the closest neighbouring property to the east and is located approximately 15 metres from the proposed side extension. A large detached garage associated with No.16 is positioned between the extension and the nearest habitable rooms. The proposal would not appear overbearing, nor would it result in any material loss of light. The development would also not introduce any new overlooking opportunities, as no additional or repositioned windows are proposed that would enable direct views into neighbouring habitable rooms or private garden areas beyond the existing situation.

The proposal is therefore considered to accord with point vii of Core Policy 57 in safeguarding residential amenity and with the guidance set out in Appendix D of the Wiltshire Design Guide.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality or the amenities of neighbouring occupiers.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Proposed elevations and floor plans' (ref: 1153/02A) – date received: 11/03/2026
- Location plan (ref: 1153/03) – date received: 11/03/2026
- Proposed block plan (ref: 1153/04) – date received: 11/03/2026

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the approved 'proposed elevations and floor plans' (ref: 1153/02A) – date received: 11/03/2026.

REASON: In the interest of the visual amenity and character of the area.